

**MUNICIPALITY OF MONROEVILLE**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2654**

**AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE  
ACCEPTING THE DEDICATION TO PUBLIC USE A CERTAIN  
ROAD KNOWN AS RICKENBAKER DRIVE, TOGETHER WITH  
THE REQUISITE STORM SEWERS LOCATED WITHIN THE  
STREET RIGHT-OF-WAY AS MORE FULLY SET FORTH ON A  
DRAWING ATTACHED HERETO AND MADE PART OF THIS  
ORDINANCE**

**WHEREAS**, the MUNICIPALITY OF MONROEVILLE has heretofore received a request that certain street or portion of street hereinafter designated shall be accepted for public use by the MUNICIPALITY OF MONROEVILLE.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by Council for the MUNICIPALITY OF MONROEVILLE, County of Allegheny, Commonwealth of Pennsylvania, at a meeting assembled and it is hereby ordained and enacted by and with the authority of the same as follows:

**SECTION 1.** The following street or portion of street, together with the requisite storm sewer system, hereinafter named is hereby accepted by the MUNICIPALITY OF MONROEVILLE. The said street or portion of street hereinafter designated shall hereafter be maintained for its full width as hereafter designated. Drawings of said dedication prepared by Trant Corporation dated June 10, 2016 Sheets C111, C112, C210 & C310 along with the Legal Description are attached hereto and made part of this Ordinance. The total length of said street is approximately 150 feet.

**SECTION 2.** The grade for the street, accepted hereunder, is hereby established as the existing grades, reserving, however, the MUNICIPALITY OF MONROEVILLE shall have the right to change such grades without liability to adjacent property owner thereof.

**SECTION 3.** Any Ordinance which may conflict with the provisions of this Ordinance shall be, and the same is, hereby repealed insofar as the same may conflict with the provisions of this Ordinance.

**SECTION 4.** Any Ordinance or part of any Ordinance, which may be in conflict with the provisions of this Ordinance, be the same are hereby repealed insofar as the same may conflict with the provisions of this Ordinance.

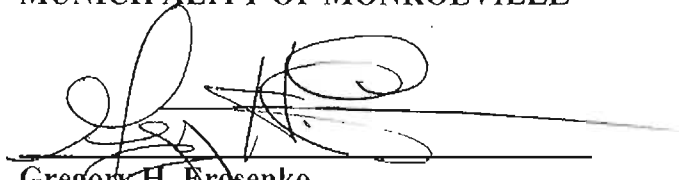
**SECTION 5.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Municipality that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**ORDAINED AND ENACTED** into law the 9<sup>th</sup> day of August, 2016.

**ATTEST:**

**MUNICIPALITY OF MONROEVILLE**

  
\_\_\_\_\_  
Timothy J. Little  
Municipal Manager

  
\_\_\_\_\_  
Gregory H. Erosenko  
Mayor

**ENTERED INTO A LEGAL BOOK ON: August 19, 2016**

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL I**

ALL that certain lot or piece of ground situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 1 in the 1737 Golden Mile Hwy. Plan of Lots as recorded in the Real Estate Department of Allegheny County, Pennsylvania on March 10, 2015 in Plan Book Volume 283, page 17.

Said Parcel I includes Rickenbaker Drive, a right of way (to be dedicated to the Municipality of Monroeville) which right of way is bounded and described as follows:

All that Certain right-of-way situated in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being Rickenbaker Drive, in 1737 Golden Mile Highway Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, in Plan Book Volume 283, page 17 and being more fully described as follows.

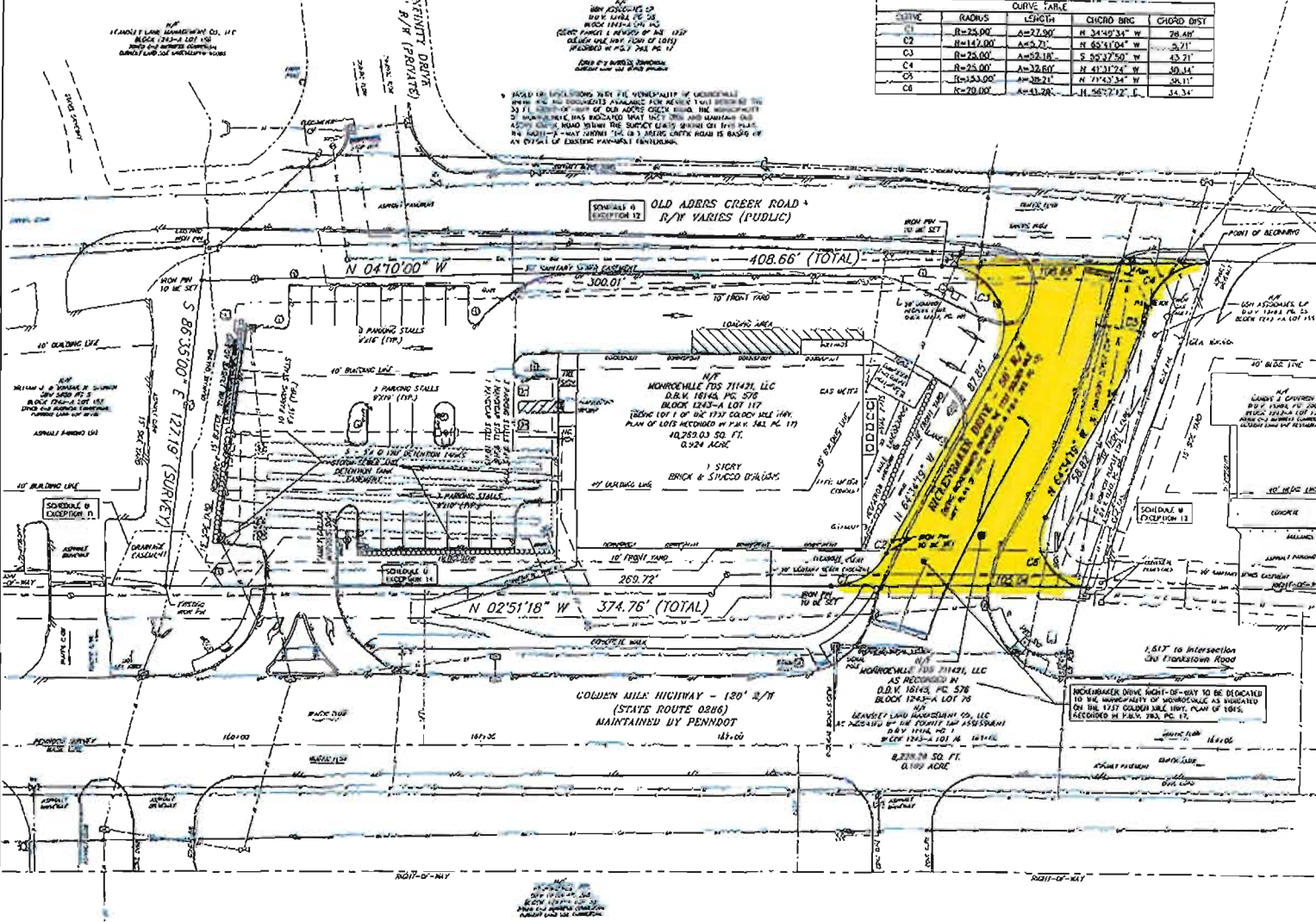
Beginning at an iron pin located at the northwest corner Part of Parcel I, Revised recorded in the 1737 Golden Mile Highway Plan of Lots, said point also being a point on the easterly side of Old Abers Creek Road. Thence by a dividing line S 04°10'00" E a distance of 0.27 feet to a point at the true place of beginning. Thence along the dividing curve of Rickenbaker Drive and Part of Parcel I by an arc of a circle deflecting to the left having a radius of 25.00 feet and an arc distance of 32.60 feet, also having a chord bearing of S 41°31'24" E with a chord distance of 30.34 feet to a point. Thence along the same by a reversing curve deflecting to the right having a radius of 153.00 feet and an arc distance of 38.21 feet, also having a chord bearing of S 71°43'34" E with a chord distance of 38.11 feet to a point. Thence along the same S 64°34'19" E a distance of 58.82 feet to a point. Thence along the same by an arc of a circle deflecting to the left having a radius of 20.00 feet and an arc distance of 41.29 feet, also having a chord bearing of N56°17'12" E with a chord distance of 34.34 feet to a point on the westerly side of Golden Mile Highway (S.R. 0286) a 120' Right-of-Way. Thence along the dividing line being the right-of-way of Rickenbaker Drive and Golden Mile Highway (S.R. 0286) S 02°51'18" E a distance of 105.04 feet to a point on the northeast corner of Lot 1 of the said plan. Thence along the dividing curve of Lot 1 and the herein describe right-of-way by an arc of a circle deflecting to the left having a radius of 25.00 feet and an arc distance of 27.90 feet, also having a chord bearing of N 34°49'34" W with a chord distance of 26.48 feet to a point. Thence along the same by a reversing curve deflecting to the right having a radius of 147.00 feet and an arc distance of 5.71 feet, also having a chord bearing of N 65°41'04" W with a chord distance of 5.71 feet to a point. Thence along the same N 64°34'19" W a distance of 87.85 feet to a point. Thence along the same by an arc of a circle deflecting to the left having a radius of 25.00 feet and an arc distance of 52.18 feet, also having a chord bearing of S 55°37'50" W with a chord distance of 43.21 feet to a point on the easterly side of Old Abers Creek Road. Thence along the dividing line of the herein describe right-of-way and Old Abers Creek Road N 04°10'00" W a distance of 108.65 feet to the place of beginning.

Rickenbaker Drive containing an area of 8,228.26 Sq. Ft., 0.189 of an Acre

BEING the same premises which James A. Brown and Dawna Brown, husband and wife by Deed dated July 30, 2002 and recorded July 31, 2002 in Allegheny County in Deed Book Volume 11416 Page 1 conveyed unto Beamsley Land Management Company, LLC.

BEING the same premises which Walter Beam, Michael Hahalyak, Mary Jo Houston and Robert Beasley by Deed dated April 23, 2003 and recorded in Allegheny County in Deed Book Volume 11629 Page 258 conveyed unto Beamsley Land Management Company, LLC, a Pennsylvania limited liability company.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE. AUTHORITY: 50 CFR 17.104 (b) (1) AND 50 CFR 17.104 (b) (2).



CURVE	RADIUS	LENGTH	CHORD BEG	CHORD END
C1	R=25.00'	A=27.90'	N 34°40'34" W	78.48'
C2	R=147.00'	A=59.71'	N 65°11'04" W	5.71'
C3	R=75.00'	A=52.18'	S 55°37'50" W	43.21'
C4	R=25.00'	A=32.81'	N 41°31'24" W	30.14'
C5	R=153.00'	A=38.21'	N 71°43'34" W	38.11'
C6	R=20.00'	A=43.28'	N 56°27'42" E	34.34'

NOTES:  
 1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN WERE OBTAINED BASED ON THE LOCATION OF EXISTING RECORDS, SURVEY, AND AS-BUILT LOCATIONS OF UTILITY LINES AND TRENCHES WERE LOCATED ONLY. THESE LOCATIONS MUST BE VERIFIED SEPARATELY FROM CONSTRUCTION AND THE SURVEYOR HAS NO LIABILITY FOR ANY UNDISCOVERED UTILITY LINES OR TRENCHES LOCATED ON THE PROPERTY OR IN THE VICINITY OF THE PROPERTY LOCATED ON THE PROPERTY.

The Datum for this Survey is the North American Datum 1983 Pennsylvania State Plane South Zone.

There was no evidence of earth moving, building construction or building modifications within recent months located on the subject property at the time of completion of the survey field work.

There was no evidence of any dumping of solid waste, or any sanitary sewer located on the subject property at the time of completion of the survey field work.

Flood Zone Designation  
 The Property shown on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency, the Primary Risk within Zone "X" of the Flood Insurance Rate Map identified as Panel No. 404 in 90R, Map Number 477064001, bearing an effective date of September 26, 2014.

There were no encroachments located on the subject property at the time of completion of the survey field work.  
 The bearing of this survey is based on the bearing of the recently used of the properties being surveyed.

- LEGEND**
- STORM SEWER
  - STORM W/LET
  - SANITARY MANHOLE
  - SANITARY SEWER
  - GAS LINE
  - GAS VALVE
  - WATER LINE
  - WATER VALVE
  - FIRE HYDRANT
  - UTILITY POLE WITH OVERHEAD WIRES
  - LIGHT POLE
  - POST MOUNTED SIGN
  - DECIDUOUS TREE

PENNSYLVANIA ACT 121 (1994)  
 PA 082-CALL  
 1-800-292-1278  
 PENN. STATE DEPT. OF REVENUE  
 300 SOUTH 4TH STREET, HARRISBURG, PA 17103  
 REBORN 10/11/1999

REV. NO.	DATE	DESCRIPTION	BY

DWG. NAME: 24717-07-ASB-ALTA  
 DRAWN BY: ALB  
 CHECKED BY: DUB



**TRANT CORPORATION**  
 Engineering Permits & Approvals  
 PINE CENTER  
 11275 PENNY HIGHWAY SUITE 206  
 MEDFORD, PA 16849

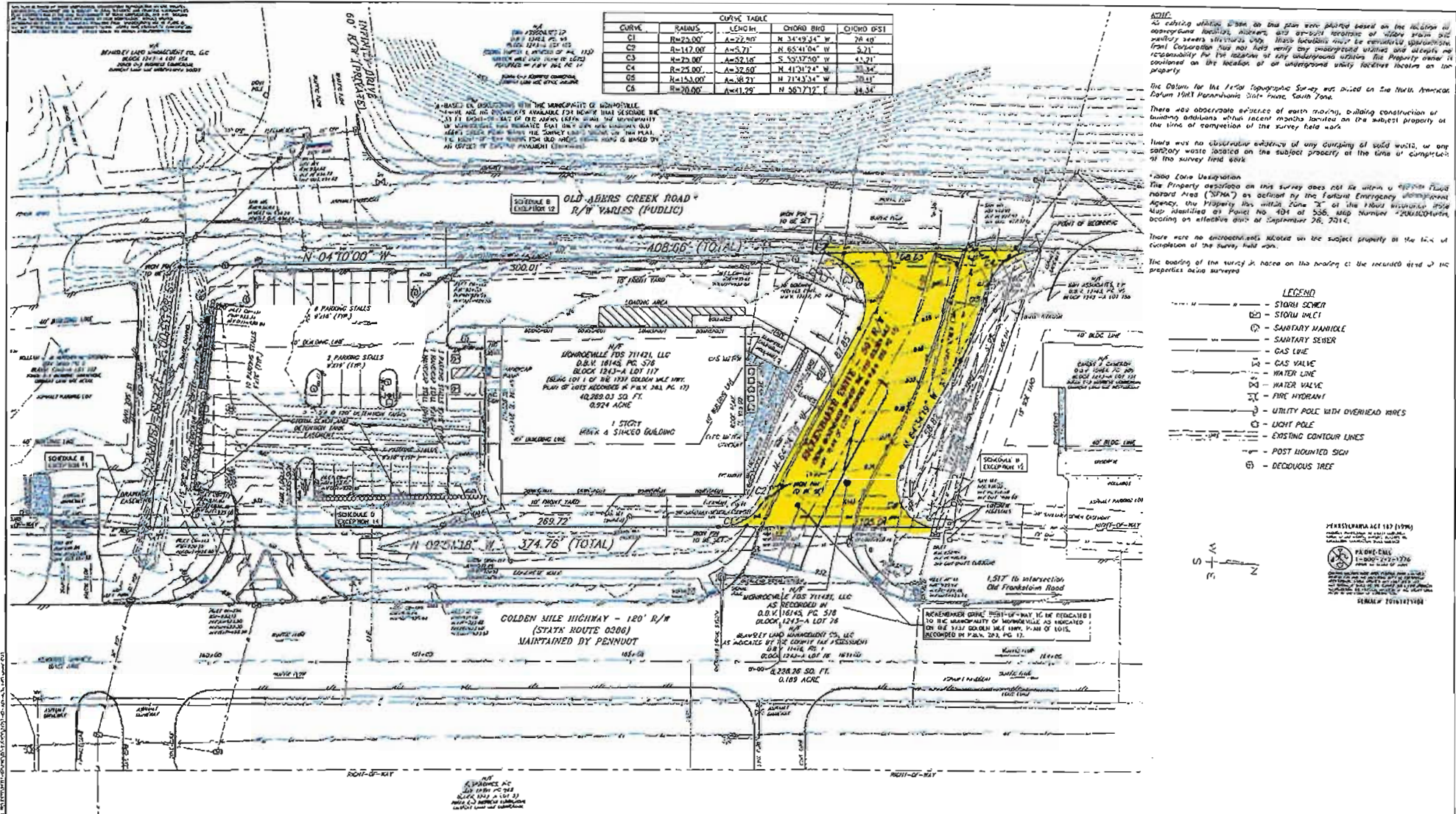
Environmental  
 Surveying  
 Site Civil  
 Traffic  
 PHONE: (724) 935-7800  
 FAX: (724) 935-6666  
 EMAIL: permits@trantcorp.com

**FAMILY DOLLAR STORE # 711421**  
 MUNICIPALITY OF MONROEVILLE - ALLEGHENY COUNTY - PA

**ALTA SURVEY**  
 PREPARED FOR  
**MONROEVILLE EDS 711421, LLC**

PROJECT NO.: 24717.07    SURVEY DATE: 05-31-2018  
 DRAWING DATE: 08-10-2018

SHEET NO.  
**C111**



REV	DATE	DESCRIPTION	BY

DWO. NAME: 24717-07-ASB-ALTA  
 DRAWN BY: REB  
 CHECKED BY: JUD



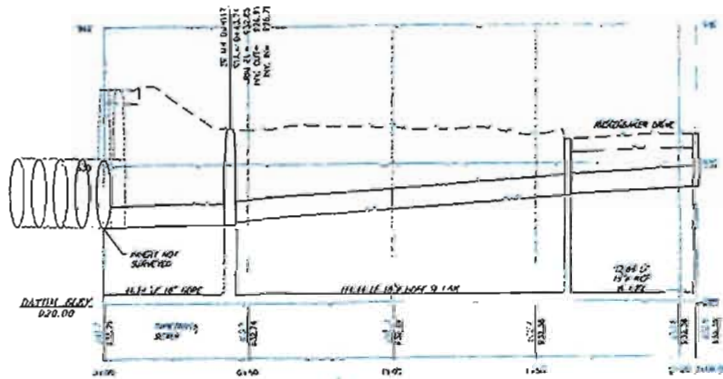
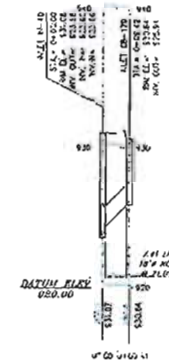
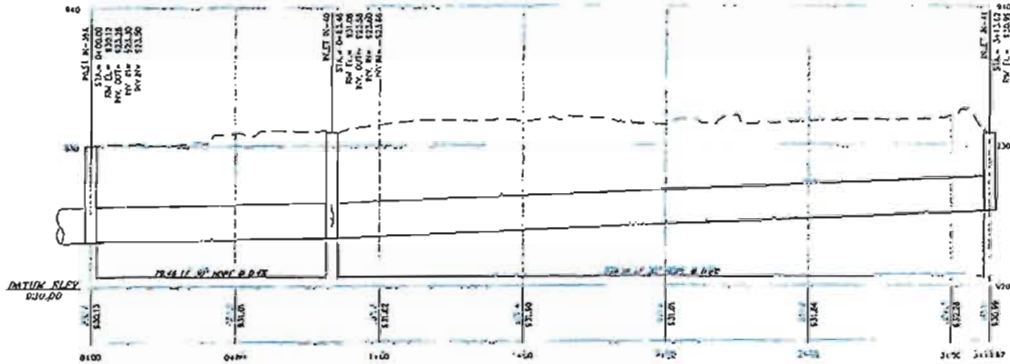
**TRANT CORPORATION**  
 Engineering Permits & Approvals  
 FIRE CENTER  
 11778 PERRY HIGHWAY SUITE 200  
 WEXFORD, PA 15090  
 Environmental Surveying  
 SBE CLC  
 TIE/C  
 PHONE (724) 935-7600  
 FAX (724) 935-6000  
 EMAIL: permit@trantcorp.com

**FAMILY DOLLAR STORE # 711421**  
 MUNICIPALITY OF MONROEVILLE - ALLEGHENY COUNTY - PA  
 1" = 20'

**ALTA SURVEY**  
 PREPARED FOR  
 MONROEVILLE/FDS 711421, LLC  
 PROJECT NO.: 24717.07 SURVEY DATE: 05-31-2016  
 DRAWING DATE: 08-10-2016  
**C112**  
 SHEET NO.



THIS DRAWING IS THE PROPERTY OF MONROEVILLE FDS 711421, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MONROEVILLE FDS 711421, LLC IS STRICTLY PROHIBITED. MONROEVILLE FDS 711421, LLC ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



REV.	DATE	DESCRIPTION	BY

OVAL NUMBER: 24717-07-ASS-ALTA  
 DRAWN BY: RS-B  
 CHECKED BY: GUB



**TRANT CORPORATION**  
 Environmental Surveying  
 Site Civil  
 Traffic  
 PHONE CENTER: 1279 PERRY HIGHWAY SUITE 100  
 WEAVER, PA 15379  
 PHONE: (724) 835-7600  
 FAX: (724) 835-9060  
 EMAIL: sales@trantcorp.com

**FAMILY DOLLAR STORE # 711421**  
 MUNICIPALITY of MONROEVILLE - ALLEGHENY COUNTY - PA  
 HORIZONTAL SCALE: 1 INCH = 20 FEET  
 VERTICAL SCALE: 1 INCH = 4 FEET

**AS-BUILT STORM SEWER PROFILES**  
 PREPARED FOR  
 MONROEVILLE FDS 711421, LLC  
 PROJECT NO.: 24717.07  
 SURVEY DATE: 05-31-2016  
 DRAWING DATE: 05-16-2016

SHEET NO.  
**C310**